

# \$629,900 - 192 Somerglen Common Sw, Calgary

MLS® #A2241649

**\$629,900**

3 Bedroom, 4.00 Bathroom, 1,450 sqft

Residential on 0.09 Acres

Somerset, Calgary, Alberta

Welcome to this exceptional 3-bedroom, 3.5-bathroom home located in the desirable community of Somerset. Offering over 1,700 square feet of developed living space across 3 levels, this property offers comfort and a functional layout in a family-friendly setting. The main level features a bright and open south facing layout that is perfect for both everyday living and entertaining. A cozy gas fireplace anchors the living area, while the spacious kitchen provides ample cabinetry and room. Upstairs, you will find three well sized bedrooms including a generous primary suite with a private ensuite bathroom and walk in closet. The fully finished basement adds valuable living space and includes a second fireplace, home theatre hookups, and a full bathroom with heated floors. This area is ideal for movie nights, a home office, or guest accommodations. Additional features include a central vacuum, a security system, and an attached two-car garage. Step outside to enjoy a large, private, and beautifully landscaped backyard that offers the perfect place to enjoy summer evening with friends and family. Recent maintenance includes a new roof and vinyl siding completed just three years ago, ensuring peace of mind for years to come. This home is move-in ready, it's been freshly professionally touched up, repainted, and cleaned. It's located in a wonderful community, close to schools, parks, tennis courts, basketball courts, shopping, public transit and a WATERPARK! The LRT is a



short 15min walk away making it easy for commute throughout the city. It is a rare opportunity to own a meticulously maintained family home in Somerset. Schedule your private showing today and experience everything this wonderful home has to offer.

Built in 2001

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2241649    |
| Price          | \$629,900   |
| Bedrooms       | 3           |
| Bathrooms      | 4.00        |
| Full Baths     | 4           |
| Square Footage | 1,450       |
| Acres          | 0.09        |
| Year Built     | 2001        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 192 Somerglen Common Sw |
| Subdivision | Somerset                |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T2Y4E8                  |

**Amenities**

|                |                         |
|----------------|-------------------------|
| Amenities      | Other, Park, Playground |
| Parking Spaces | 2                       |
| Parking        | Double Garage Attached  |
| # of Garages   | 2                       |

**Interior**

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Interior Features | Central Vacuum, Kitchen Island, Laminate Counters, No Animal Home, |
|-------------------|--------------------------------------------------------------------|

|                 |                                                                            |
|-----------------|----------------------------------------------------------------------------|
|                 | No Smoking Home, Pantry, Walk-In Closet(s)                                 |
| Appliances      | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating         | Floor Furnace, Natural Gas                                                 |
| Cooling         | None                                                                       |
| Fireplace       | Yes                                                                        |
| # of Fireplaces | 2                                                                          |
| Fireplaces      | Gas                                                                        |
| Has Basement    | Yes                                                                        |
| Basement        | Finished, Full                                                             |

## Exterior

|                   |                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------|
| Exterior Features | Garden, Private Yard                                                                               |
| Lot Description   | Front Yard, Interior Lot, Landscaped, Lawn, No Neighbours Behind, Rectangular Lot, Street Lighting |
| Roof              | Asphalt Shingle                                                                                    |
| Construction      | Vinyl Siding                                                                                       |
| Foundation        | Poured Concrete                                                                                    |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 24th, 2025 |
| Days on Market | 21              |
| Zoning         | R-CG            |
| HOA Fees       | 74              |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | Comox Realty |
|----------------|--------------|

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